

CITY OF MESA

MINUTES OF THE PLANNING HEARING OFFICER

Held in the City of Mesa Planning Division Conference Room
20 East Main Street, Suite 130
Date February 5, 2009 Time 1:30 p.m.

HEARING OFFICER

William "Bill" Petrie

STAFF PRESENT

Debbie Archuleta
Tom Ellsworth
Angelica Guevara

OTHERS PRESENT

Craig Ahlstrom
Jeff Welker
Fred Woods
Craig Ahlstrom Jr.

The Planning Hearing Officer (PHO) Bill Petrie welcomed everyone present and approved the minutes of the January 8, 2009, hearing as submitted.

Before adjournment at 1:52 p.m., action was taken on the following item(s):

Zoning Cases: **Z08-71 (District 4)** 1903 South Country Club Drive. Located north and east of Baseline Road and Country Club Drive. (1.35 ac.) Site Plan Modification. This request will allow the development of a retail building with a drive through lane. K.C. Bills, Amsource Development, Inc. owner, Jeff D. Welker, Welker Development Resources, LLC applicant.
CONTINUED FROM THE DECEMBER 11, 2008, AND JANUARY 8, 2009 HEARINGS.

Comments:

Angelica Guevara stated the applicant is now requesting the case be tabled.

Jeff Welker explained the site may become a single restaurant use; however, they would need to get a reciprocal parking agreement with the Wal-Mart. They are requesting the case be tabled to allow time to work with Wal-Mart to get that agreement.

The Planning Hearing Officer **tabled** the case.

Z09-01 Z09-01 (District 5) The 5500 block of East McKellips Road (south side). Located east of Higley Road on the south side of McKellips Road (4.24± ac.). District 5. Site Plan Modification. This request will amend the approved site plan to allow two-story homes in an area previously approved for one-story homes. Craig Ahlstrom, owner. Jeff Welker, Welker Development Resources LLC applicant.

Comments: Jeff Welker, Craig Ahlstrom and Fred Woods represented the case.

Tom Ellsworth explained the original approval was for one story homes with basements. This request was to allow two-story homes in lieu of basements.

PHO Petrie confirmed the retention for this project would be on the City park site and that the retention would be the same as previously approved. Mr. Welker stated they had an agreement with the Parks Department to allow retention on the park site, in exchange, they would be providing a walking trail. Mr. Welker also stated the retention had been through Subdivision Technical Review and had been reviewed through initial construction drawings. PHO Petrie was concerned that there was a condition of approval for the original case that required construction to commence above foundation walls within 2 years of the effective date of the ordinance. PHO Petrie confirmed the owner would not be ready to commence construction prior to August 2009.

The Planning Hearing Officer approved and recommends to the City Council **approval** of zoning case Z09-01 conditioned upon:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all the conditions of approval for zoning case Z07-59, Ordinance #4738; except that condition 7 be revised to say "Construction shall commence on the retention basin within two (2) years of the effective date of Ordinance 4738, or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

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Note: CD's of the Planning Hearing Officer Hearings are available in the Planning Division Office for review.

Respectfully submitted,

John Wesley, Secretary
Planning Director

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